

The Final Plat of
Mulberry Creek Addition
to the City of Salina, Saline County, Kansas
A parcel of land located in the Northeast Quarter of the Southwest Quarter of
Section 36, Township 13 South, Range 3 West of the 6th Principal Meridian

PLAT NOTES

- 1) Basis of Bearings: Assumed N 00°02'29" E along the West line of the East Half of the Southwest Quarter of S36-T13S-R3W.
- 2) Monuments found have an unknown origin unless noted otherwise.
- 3) All adjoining land is unplatted unless noted otherwise.
- 4) Flood Information: This property is located in Flood Zone A8, according to the Flood Insurance Rate Map for City of Salina, Saline County, Kansas. Map Number: 200319.0005 B Effective Date: 02/05/1986 The **Base Flood Elevation is 1219.0** for this parcel and at the time of the survey for this plat all of Lot 1 is below 1219.0 in elevation.
- 5) This plat shall conform with the provisions of Resolution No. 3186 of the City of Salina dealing with flood hazard areas.
- 6) No habitable structures requiring public utilities or services shall be permitted East of Mulberry Creek. Lighted signs and billboards shall be permitted.

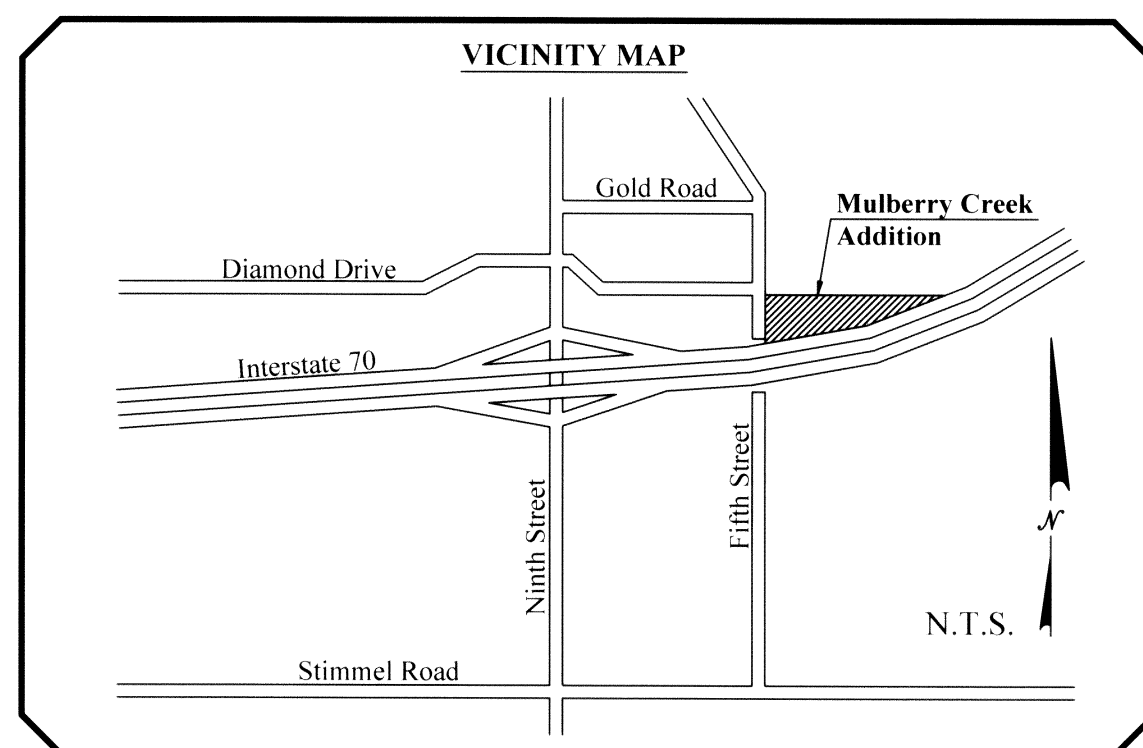
LEGEND

- Monuments Found
- ⊙ Set 1/2" Rebar w/ "I Landmark CLS-116" cap
- △ Section Corner
- M Measured Distance
- KDOT KS Dept. of Trans. Described Distance
- Addition Boundary Line
- - - Easement Line
- /// Restricted Access

SCALE: 1" = 50'



VICINITY MAP



SECTION CORNER TIES

Northeast Corner, Southwest Quarter

S36-T13S-R3W

Found Bar w/ Red Cap

- 1) North edge of West bound Shoulder 36.9' S
- 2) Top of steel post 157.4' W
- 3) 60d spike & washer in top of fence post 54.5' NE
- 4) 60d spike & washer in top of fence post 43.0' NW

Northwest Corner, East Half, Southwest Quarter

S36-T13S-R3W

Found 3/4" Bar

- 1) Spike & washer in power pole 44.2' NW
- 2) Top, center of telephone pedestal 44.3' SE
- 3) Top, center of sanitary sewer manhole 12.8' SSE
- 4) Centerline of Diamond Drive to West 3' S

Southwest Corner, East Half, Southwest Quarter

S36-T13S-R3W

Found 1/2" Bar

- 1) Spike in power pole 26.7' WNW
- 2) Spike & copenhagen lid in power pole 55.4' SE
- 3) Top, center operating nut of fire hydrant 42.7' SW
- 4) Top, center of telephone pedestal 49.7' NE

OWNER'S CERTIFICATE

State of Kansas)
County of Saline) SS

This is to certify that the undersigned, Ward Family Trust, owns the land described in the plat and has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title thereon indicated.

All streets shown on this plat are hereby dedicated to the public. An easement or license to the public to locate, construct, and maintain or authorize the location, construction, and maintenance of poles, wires, conduits, water, gas and sewer pipes or required drainage channels or structures under or upon the areas marked for easements on this plat is hereby granted

Given under my hand at Salina, Kansas, this 29TH day of October A.D., 2009.

James R. Ward
Ward Family Trust
James R. Ward, Trustee

Eleanor M. Ward
Ward Family Trust
Eleanor M. Ward, Trustee

NOTARY CERTIFICATE

State of Kansas)
County of Saline) SS

I, Alyssa Urban, a Notary Public in and for said county, in the state aforesaid, do hereby certify that James R. Ward, Trustee and Eleanor M. Ward, Trustee of the Ward Family Trust, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the plat as the free and voluntary act for the purposes therein set forth.

Given under my hand and Notarial Seal this 24th day of October A.D., 2009.

Notary

ABSTRACTOR'S CERTIFICATE

State of Kansas)
County of Saline) SS

The undersigned, being duly licensed and bonded abstractor or an authorized representative thereof, hereby certifies that the above is the legal owner of the property shown on this plat.

Dated this 29th day of Oct A.D., 2009.

Vicki K. Taylor
Licensed Abstractor

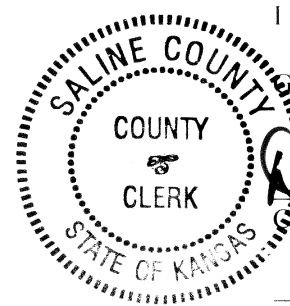
COUNTY CLERK AND CITY CLERK CERTIFICATE

State of Kansas)
County of Saline) SS

I do, hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the plat.

I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and seal at Salina, Kansas, this 3rd day of November A.D., 2009.



Ronald R. Merriman
County Clerk
Rebecca Elzy
City Clerk

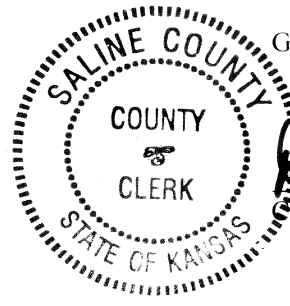


CERTIFICATE OF SPECIAL ASSESSMENTS

State of Kansas)
County of Saline) SS

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

Given under my hand and seal at Salina, Kansas, this 3rd day of November A.D., 2009.



Ronald R. Merriman
County Clerk
Rebecca Elzy
City Clerk



SALINA CITY PLANNING COMMISSION CERTIFICATE

State of Kansas)
County of Saline) SS

Approved this 19th day of May A.D., 2009.

SALINA CITY PLANNING COMMISSION SALINA, KANSAS.

Monroe L. Funch
Chairman

Dean Andrews
Secretary

LEGAL DESCRIPTION

All that portion of the Northeast Quarter of the Southwest Quarter of Section 36, Township 13 South, Range 3 West of the 6th Principal Meridian in Saline County, Kansas, lying North of the right-of-way of Interstate 70, more particularly described as follows:

Beginning at the Northwest corner of said Northeast Quarter of the Southwest Quarter;
- thence on an assumed bearing of S 89°57'50" E along the North line of said Southwest Quarter a distance of 1155.73 feet to a point on said North right-of-way line of Interstate 70;
- thence on a curve to the right with a radius of 3670.08 feet, a chord length of 1200.91 feet, a chord bearing of S 74°16'30" W and an arc length of 1206.33 feet to a point on the West line of said Northeast Quarter of the Southwest Quarter;
- thence N 00°02'29" E along said West line a distance of 326.20 feet to the Point of Beginning;
Said parcel contains 5.24 acres, more or less, and is subject to easements, reservations, and restrictions of record.

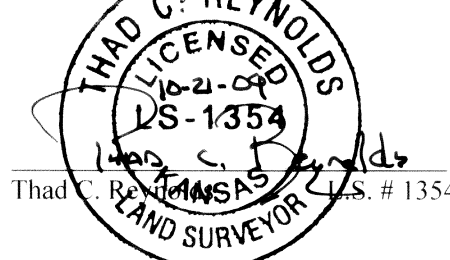
SURVEYOR'S CERTIFICATE

State of Kansas)
County of Dickinson) SS

I, the undersigned, do hereby certify that I am a registered land surveyor in the State of Kansas, with experience and proficiency in land surveying; that the heretofore described property was surveyed and subdivided by me, or under my supervision; that all Subdivision Regulations of the City of Salina, Kansas have been complied with the preparation of this plat; and that all of the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

Date of Fieldwork: March 23, 2009

Given under my hand and seal at Abilene, Kansas, this 21st day of October A.D., 2009.



COUNTY SURVEYOR CERTIFICATE

State of Kansas)
County of Saline) SS

Reviewed in accordance with K.S.A. 58-2005 on this 10th day of November A.D., 2009.

Robert L. Funch
County Surveyor

CERTIFICATE OF THE CITY COMMISSION

State of Kansas)
County of Saline) SS

Approved this 2nd day of Nov A.D., 2009.

BOARD OF CITY COMMISSIONERS OF CITY OF SALINA, KANSAS.

Mark L. Linn
Mayor

Attest: Spadi Weiss
City Clerk

REGISTER OF DEEDS CERTIFICATE

State of Kansas)
County of Saline) SS

Final Plat of Mulberry Creek Addition to the City of Salina, Saline County, Kansas, was filed in my office on this _____ day of _____, 2009, at _____ o'clock _____ M., and duly recorded in volume _____ of plats, at page _____.

Register of Deeds

Filing fee of _____ paid.

Landmark
SURVEYING & MAPPING INC.
Email: landmarksurvey@sbcglobal.net
Website: www.landmarksurveyings.com
Office: (785) 263-2625 Fax: (785) 263-1580
301 North Broadway, P.O. Box 97
Abilene, Kansas 67410

Date of Plot:	10/21/09	Project #: 09-5709
Drawn By:	JPJ	Client: Ward Family Trust
Checked By:	TR	Sheet 1 of 1